



Planning & Economic Development Department  
100 Hughes Road  
Madison, Alabama 35758

## Planning Commission Staff Report

**Date:** May 19, 2022

**Project:** Heritage Hills, Phase 2 (Final Plat 2022-002)

**Applicant/  
Property**

**Owner:** Tennessee Valley Communities, LLC

**Location:** South of Powell Road, West of Burgreen Road

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### Request Summary

This is a request for a final plat for 38 lots on 49.04 acres in the Heritage Hills Subdivision.

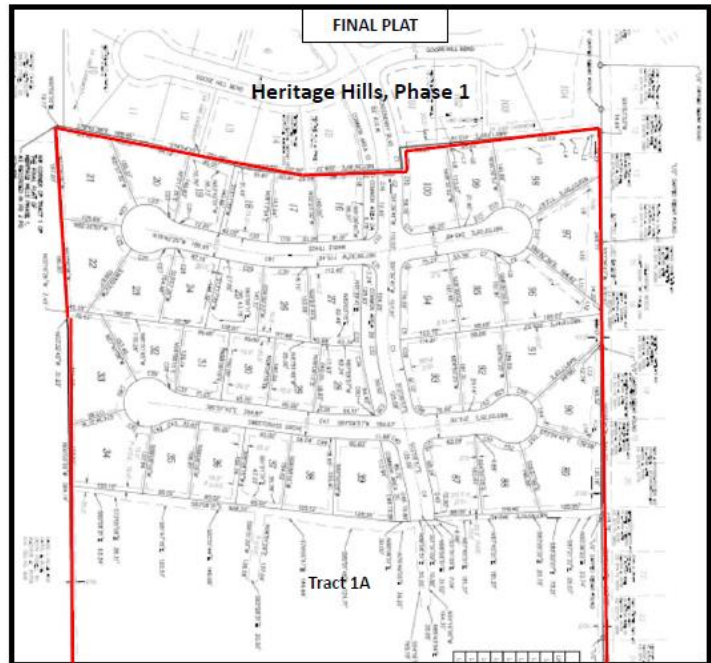
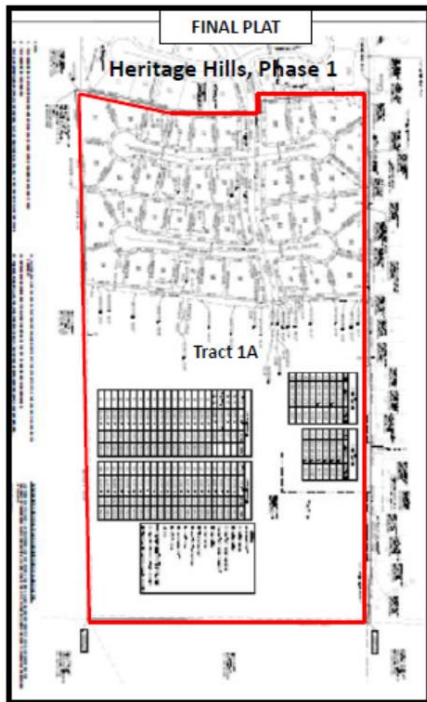


Motion to:

“Approve the Final Plat for Heritage Hills, Phase 2 (FP2022-002) with contingencies.”

## **Project Request**

This is a request for a final plat for 38 lots on 49.04 acres. The smallest lot will have an area of 12,907 square feet and the average lot size will be 17,101.84 square feet. The second phase includes the dedication of 2,219 linear feet of streets, with an extension of Buckleberry Boulevard. Two new streets, Mable Trace and Sweetgrass Grove, will be dedicated as well. Three common areas will be located on the west side of Buckleberry Boulevard and provide for the continuation of the greenway with an eight-foot-wide asphalt path.



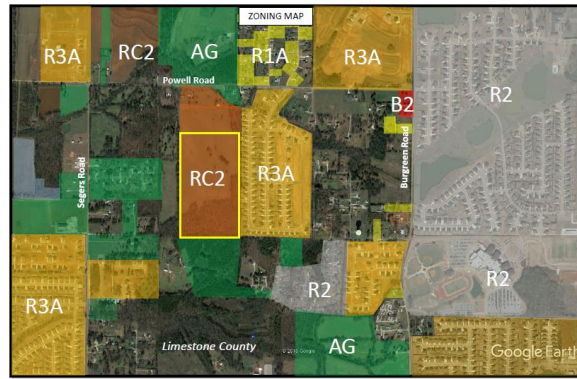
## **General Information**

### **Background:**

The Planning Commission approved the preliminary plat for Heritage Hills, Phase 2 on March 2, 2021.

### **Future Land Use, Zoning, and Existing Land Uses:**

<b>TABLE 1 LAND USE AND ZONING INFORMATION</b>			
<b>Location</b>	<b>Vision Map</b>	<b>Zoning</b>	<b>Existing Land Use</b>
Subject Site	MRC (Mixed Use Residential Conservation)	RC-2 (Residential Cluster Zone – District 2)	Undeveloped
North of Subject Property	MRC	RC-2	Heritage Hills, Phase 1
East of Subject Property	RM	R3A (Single-Family Residential Detached)	Single-family subdivision
South of Subject Property	RM	AG	Wooded
West of Subject Property	PNA (Parks & Natural Area) and MRC	Limestone County	Wooded, Church



### **Conformance with Long Range Plans:**

1. Future Land Use Map. Not Applicable
2. West Side Master Plan  
The subject property has the place type designation of MRC.
3. Growth Plan  
The subject property is in the Western Growth Area. There are no specific recommendations for the subject property.
4. Parks & Recreation Master Plan  
There are no specific recommendations for the subject property.
5. Transportation Master Plan  
The Plan recommends a greenway in the northeast corner of the subject property, which is provided along the spine road.

### **Zoning & Subdivision Compliance:**

The proposed project complies with all applicable requirements in the Zoning Ordinance and Subdivision Regulations.

### **Technical Review Committee:**

The subject request was reviewed by the Technical Review Committee. The Committee recommends approval of the application with the contingencies provided in Attachment No. 1.

### **Analysis**

The Final Plat is consistent with the Preliminary Plat, Development Agreement and all other applicable rules and regulations. Staff recommends approval.

### **Attachments**

1. Recommended Technical Review Committee Contingencies for Heritage Hills, Phase 2/Final Plat
2. Final Plat dated and received May 11, 2022  
(If viewed electronically from a link on the published agenda, this attachment can be found by clicking on the title of the project name listed on the agenda)

## Attachment No. 1

Recommended Technical Review Committee Contingencies  
Heritage Hills, Phase 2                      Final Plat

## Planning Department

1. Signatures:
  - a) Athens Utilities
  - b) North Alabama Gas
  - c) Limestone W&S
  - d) Surveyor's Certificate
  - e) Dedication
  - f) Mortgage Holder
  - g) Notaries

## Engineering Department

1. Ensure there is a wide enough easement over storm pipes crossing Common Area 2A and Common Area 2B.
2. Pay Sign fee of \$3000.00.